

Development potential 80 acres  
Chickasha, OK 73018

**\$800,000**  
80± Acres  
Grady County



**Development potential 80 acres**  
**Chickasha, OK / Grady County**

---

**SUMMARY**

**City, State Zip**

Chickasha, OK 73018

**County**

Grady County

**Type**

Undeveloped Land

**Latitude / Longitude**

34.981023 / -97.945674

**Acreage**

80

**Price**

\$800,000



**Development potential 80 acres**  
**Chickasha, OK / Grady County**

---

**PROPERTY DESCRIPTION**

Just 3 miles south of Chickasha off Highway 81, this expansive 80-acre parcel presents a developer's dream opportunity. The property has been thoughtfully prepared with essential infrastructure and improvements already in place, including a new water well installation, rural water access with 7 transferable water taps, and available electric service. Access is secured through two 50-foot easements, providing excellent flexibility for development planning. Extensive clearing work has been completed, with cedar tree removal and professional dirt work creating optimal building sites across the acreage. With no restrictions in place, developers have unlimited potential to create a residential community, mixed-use development, or other ventures. The gently contoured terrain and strategic location just minutes from Chickasha's amenities make this an exceptional investment opportunity. The property's size, preparation work, multiple water taps, established easements, and unrestricted status combine to offer endless possibilities for the visionary developer.



Development potential 80 acres  
Chickasha, OK / Grady County







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, land classification, etc., are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Salt Plains Properties**  
**30 E Campbell Street, Suite 250**  
**Edmond, OK 73034**  
**(405) 406-7798**  
**[www.saltplainsproperties.com](http://www.saltplainsproperties.com)**

---

